



LEASE

Bradley Commons Power Center

2086-2090 N. STATE ROUTE 50

Bourbonnais, IL 60914

PRESENTED BY:

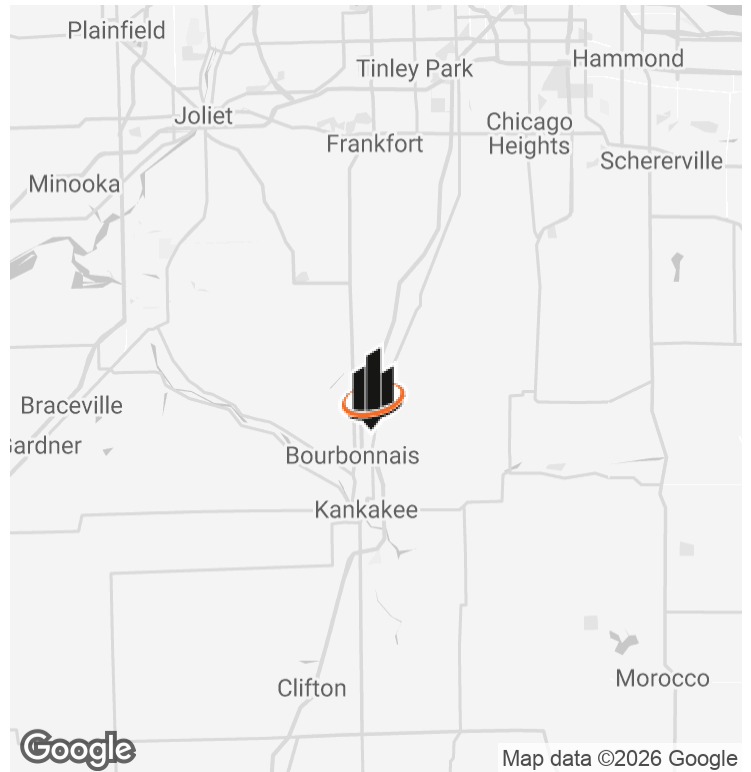
**KAREN KULCZYCKI,
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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN) \$13.64 SF/yr NNN (2026)
NUMBER OF UNITS:	3
AVAILABLE SF:	1,346 - 3,846 SF
LOT SIZE:	1.16 Acres
BUILDING SIZE:	5,614 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Bradley Commons Power Center Outlot, located at IL-50 and St. George Road in Bourbonnais, IL. The region's premier power center, Bradley Commons is comprised of over 50,000 SF of anchor and small shop retailers, including shadow anchor Wal-Mart Supercenter, Kohl's, Dicks Sporting Goods, Burlington, Ulta, Five Below, and Petco. The diverse national tenant mix, ideal location, and high visibility draw customers from Bradley, Bourbonnais, Kankakee, Peotone, and Manteno. With ample parking and excellent signage opportunities, this property is poised to elevate your business to new heights. 1,346 - 3,846 SF of retail is available in the new multi-tenant retail building facing IL-50 and adjacent to Jimmy John's.

PROPERTY HIGHLIGHTS

- Power center anchored by Wal-Mart, Kohl's, Dicks Sporting Goods, Ulta, Burlington, and Petco
- 57 Parking Spaces | 1,346 - 3,846 SF Available | Built in 2017
- Service area includes Bradley, Bourbonnais, Kankakee, Peotone, and Manteno
- Near Olivet Nazarene University & Northfield Shopping Center
- Closest shopping center to the I-57 exit at 6000 North Road

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AVAILABLE SPACES - UP TO 3,846 SF



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,346 - 3,846 SF	LEASE RATE:	\$25 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 2088	1,346 - 3,846 SF	NNN	\$25.00 SF/yr
Unit 2086	2,500 - 3,846 SF	NNN	\$25.00 SF/yr

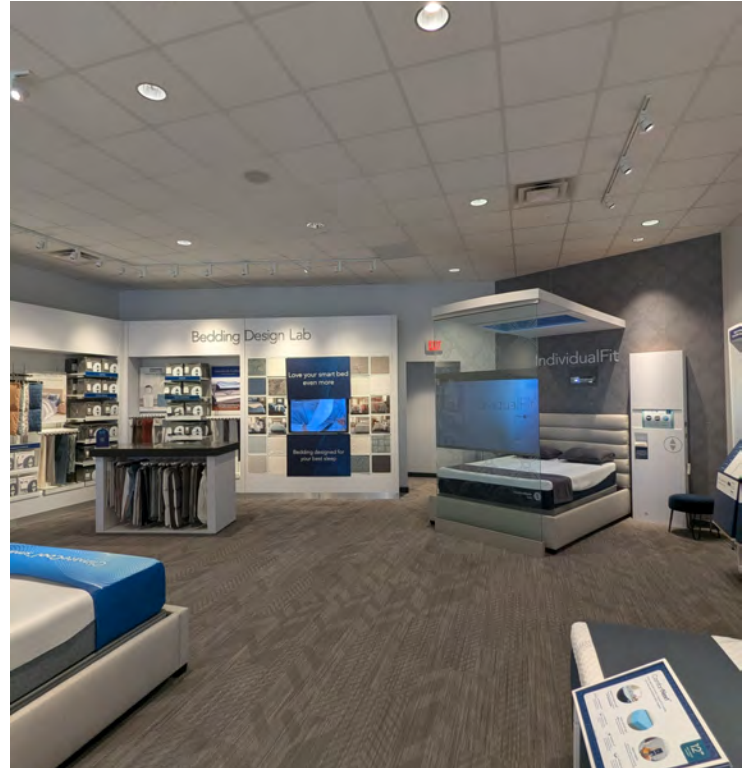
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INTERIOR PHOTOS- SUITE 2086



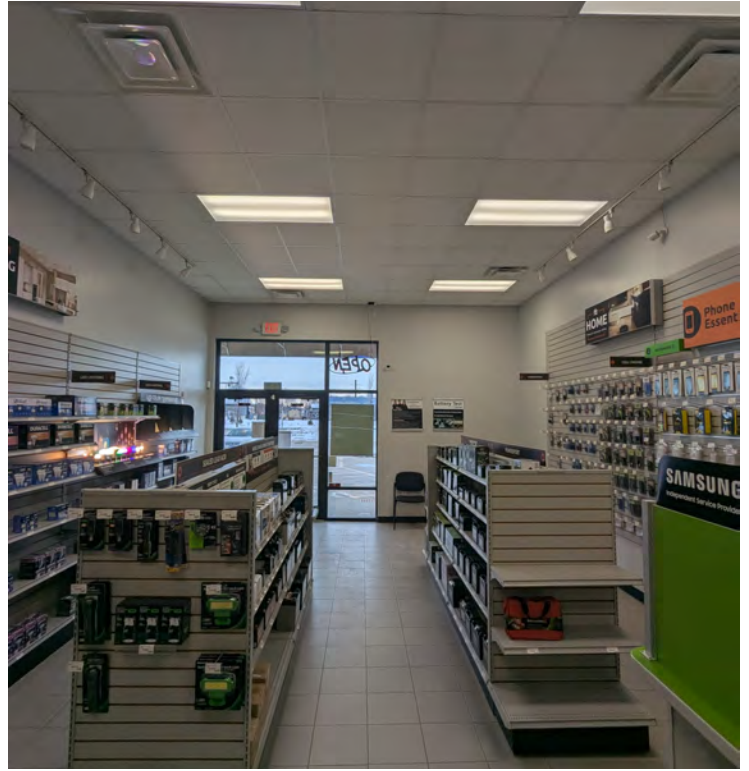
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INTERIOR PHOTOS - SUITE 2088



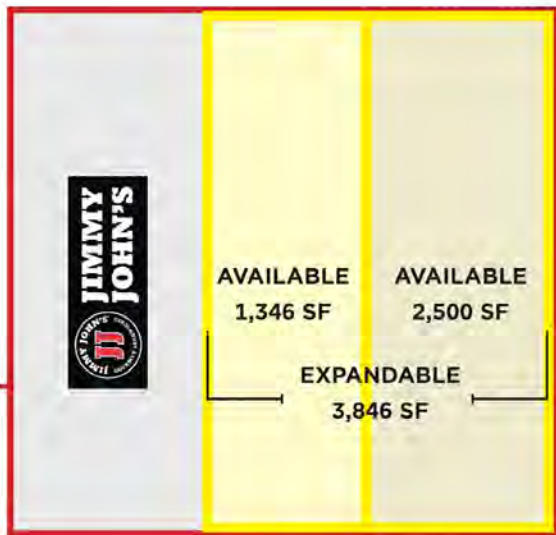
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SITE PLAN



N STATE ROUTE 50
12,200 VPD

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AERIAL SITE PLAN



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RETAILER MAP



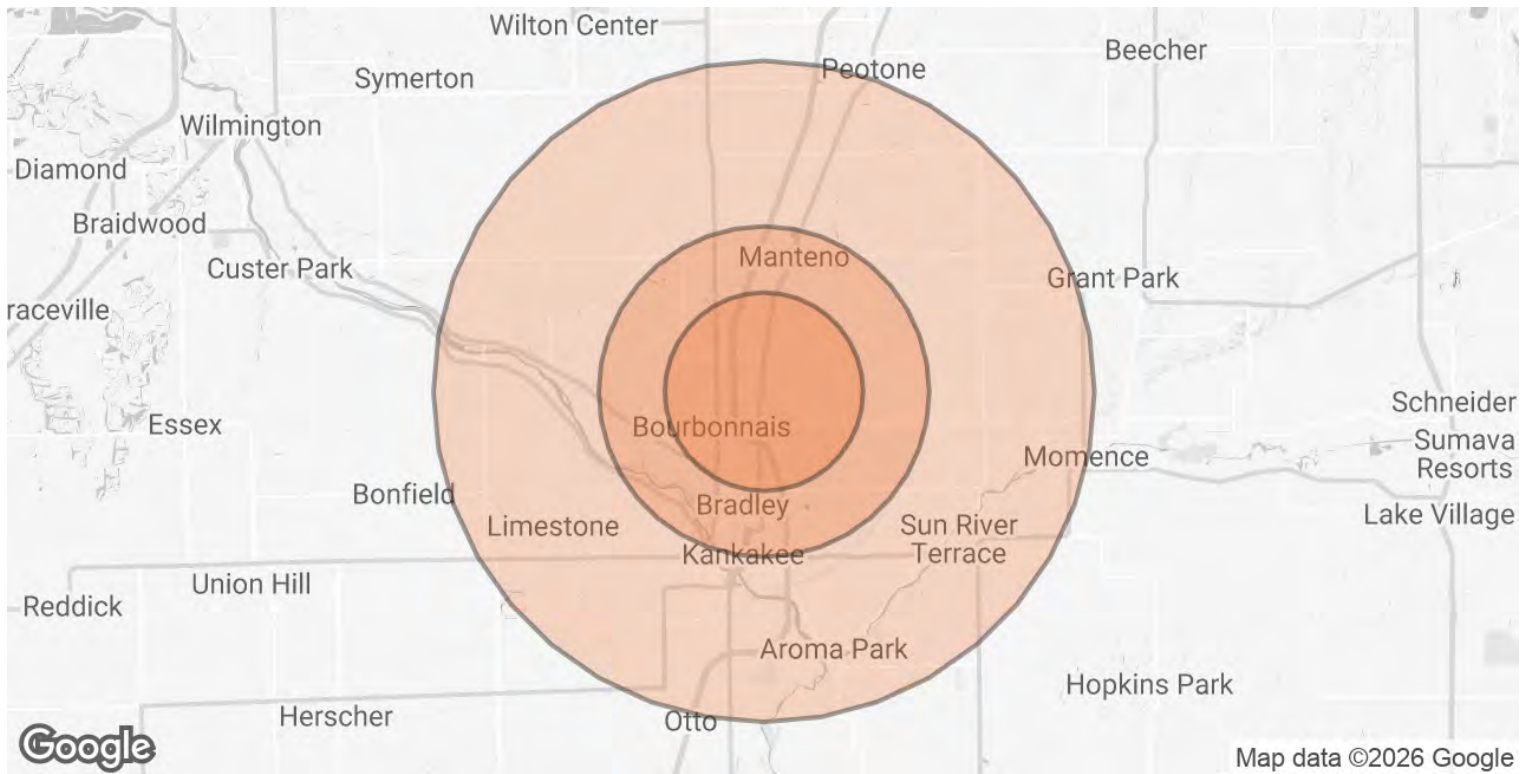
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	23,093	53,827	91,529
AVERAGE AGE	37.2	38.8	39.5
AVERAGE AGE (MALE)	37.1	38.1	38.5
AVERAGE AGE (FEMALE)	38.0	39.6	40.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,647	20,574	35,077
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$95,050	\$89,765	\$89,328
AVERAGE HOUSE VALUE	\$201,932	\$199,281	\$203,680

2023 American Community Survey (ACS)

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